

035.0

0002

0003.A

Map

Block

Lot

1 of 6

Apartment

CARD

ARLINGTON

APPRAISED:

4,737,000 /

Total Card / Total Parcel  
9,613,300

USE VALUE:

4,737,000 /

9,613,300

ASSESSED:

4,737,000 /

9,613,300

**PROPERTY LOCATION**

| No    | Alt No | Direction/Street/City     |
|-------|--------|---------------------------|
| 19-27 |        | NORTH UNION ST, ARLINGTON |

| OWNERSHIP |                            | Unit #: |
|-----------|----------------------------|---------|
| Owner 1:  | JOHNSON ARTHUR W TR        |         |
| Owner 2:  | JOHNSON ARTHUR W REALTY TR |         |
| Owner 3:  |                            |         |

|           |                          |
|-----------|--------------------------|
| Street 1: | 1026 MASS AVENUE SUITE 1 |
| Street 2: |                          |

|           |           |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov:  | MA        |
| Postal:   | 02476     |

|                |        |          |   |
|----------------|--------|----------|---|
| PREVIOUS OWNER | Cntry: | Own Occ: | N |
| Owner 1:       |        |          |   |

|           |  |
|-----------|--|
| Owner 2:  |  |
| Street 1: |  |
| Twn/City: |  |

|          |        |       |
|----------|--------|-------|
| St/Prov: | Cntry: | Type: |
| Postal:  |        |       |

|   |                   |              |                   |
|---|-------------------|--------------|-------------------|
| NARRATIVE DESCRIPTION   | Sales Information | Tax District | Parcel ID         |
| This parcel contains 63,680 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1958, having primarily Brick Exterior and 8308 Square Feet, with 10 Units, 10 Baths, 0 3/4 Bath, 0 HalfBath, 30 Rooms, and 10 Bdrrms. |                   |              | 035.0-0002-0003.A |

|                   |         |           |      |          |           |            |    |     |       |       |
|-------------------|---------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| OTHER ASSESSMENTS | Grantor | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|                   |         | 535-56    |      | 1/1/1901 | Family    |            | No | No  | N     |       |

|                  |      |            |        |          |
|------------------|------|------------|--------|----------|
| PROPERTY FACTORS | Code | Descrip/No | Amount | Com. Int |
|                  |      |            |        |          |

|      |      |             |     |       |      |             |
|------|------|-------------|-----|-------|------|-------------|
| Item | Code | Description | %   | Item  | Code | Description |
| Z    | R5   | APTS LOW    | 100 | water |      |             |

|   |  |         |  |
|---|--|---------|--|
| o |  | Sewer   |  |
| n |  | Electri |  |

|            |  |        |  |
|------------|--|--------|--|
| Census:    |  | Exempt |  |
| Flood Haz: |  |        |  |

|   |  |        |  |
|---|--|--------|--|
| D |  | Topo   |  |
| s |  | Street |  |

|   |  |      |  |
|---|--|------|--|
| t |  | Gas: |  |
|   |  |      |  |

|                                   |       |                                |
|-----------------------------------|-------|--------------------------------|
| LAND SECTION (First 7 lines only) | Sign: | VERIFICATION OF VISIT NOT DATA |
|                                   |       | / / /                          |

| Use Code | Description  | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|--------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 112      | Apts. 8 Plus |          | 63680       |                    | Sq. Ft.   | Site      |           | 0          | 0.         | 0.00 | AA    |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
| 112      | Apts. 8 Plus |          | 62          |                    | No. of Un | Site      |           | 0          | 60,500.    | 1.00 | AA    |            |           |        |   |        |   |        |   | 3,751,000       |           |   |           |        |      | 3,751,000 |       |

Total A/C/H/A 146189 Sample output to test PDF Comprise only

Parcel LUC: 112 Apts. 8 Plus

Prime NB Desc: APT AVG

Total: 3,751,000 Spl Credit

Total: 3,751,000

Database: AssessPro - FY2021

apro

2021

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 112      | 63680.000 | 961,500        | 24,500     | 3,751,000  | 4,737,000   |                   | 24075     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 11/16/18  |

**USER DEFINED**

|                |          |
|----------------|----------|
| Prior Id # 1:  | 24075    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/10/20       | 18:11:25 |
| LAST REV       |          |
| Date           | Time     |
| 04/02/19       | 14:42:26 |
| apro           |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

|                                    |                   |        |                         |                           |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
|------------------------------------|-------------------|--------|-------------------------|---------------------------|-----------------|---------|--|---|------------|-----|------|----------------------|------|-------|------------------------|------------|--------------|--|
| <b>EXTERIOR INFORMATION</b>        |                   |        |                         | <b>BATH FEATURES</b>      |                 |         |  | <b>COMMENTS</b>   |            |     |      | <b>SKETCH</b>        |      |       |                        |            |              |  |
| Type: 83 - Apt- Garden             |                   |        |                         | Full Bath: 10             | Rating: Average |         |  | # 19, 1BR APTS AVG SIZE = 600SF, STUDIO= 450SF CANTERBURY APARTMENTS. 10 UNITS. |            |     |      |                      |      |       |                        |            |              |  |
| Sty Ht: 2 - 2 Story                |                   |        |                         | A Bath:                   | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| (Liv) Units: 10                    | Total: 62         |        |                         | 3/4 Bath:                 | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Foundation: 1 - Concrete           |                   |        |                         | A 3QBth:                  | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Frame: 1 - Wood                    |                   |        |                         | 1/2 Bath:                 | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Prime Wall: 7 - Brick              |                   |        |                         | A HBth:                   | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Sec Wall:                          |                   | %      |                         | OthrFix:                  | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Roof Struct: 2 - Hip               |                   |        |                         | <b>OTHER FEATURES</b>     |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Roof Cover: 1 - Asphalt Shgl       |                   |        |                         | Kits: 10                  | Rating: Average |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Color: BRICK                       |                   |        |                         | A Kits:                   | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| View / Desir:                      |                   |        |                         | Fpl:                      | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| <b>GENERAL INFORMATION</b>         |                   |        |                         | WSFlue:                   | Rating:         |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Grade: D+ - Fair (+)               |                   |        |                         | <b>CONDOS INFORMATION</b> |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Year Blt: 1958                     | Eff Yr Blt:       |        |                         | Location:                 |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Alt LUC:                           |                   | Alt %: |                         | Total Units:              |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Jurisdict:                         |                   | Fact:  | .                       | Floor:                    |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Const Mod:                         |                   |        |                         | % Own:                    |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Lump Sum Adj:                      |                   |        |                         | Name:                     |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| <b>INTERIOR INFORMATION</b>        |                   |        |                         | <b>DEPRECIATION</b>       |                 |         |  | <b>REMODELING</b>   |            |     |      | <b>RES BREAKDOWN</b> |      |       |                        |            |              |  |
| Avg Ht/FL: 10                      |                   |        |                         | Phys Cond: AV - Average   | 30.             | %       |  | Exterior:   |            |     |      | No Unit              | RMS  | BRS   | FL                     |            |              |  |
| Prim Int Wall                      | 2 - Plaster       |        |                         | Functional:               |                 | %       |  | Interior:   |            |     |      | 10                   | 3    | 1     | M                      |            |              |  |
| Sec Int Wall:                      |                   | %      |                         | Economic:                 |                 | %       |  | Additions:  |            |     |      |                      |      |       |                        |            |              |  |
| Partition: T - Typical             |                   |        |                         | Special:                  |                 | %       |  | Kitchen:  |            |     |      |                      |      |       |                        |            |              |  |
| Prim Floors: 4 - Carpet            |                   |        |                         | Override:                 |                 | %       |  | Baths:  |            |     |      |                      |      |       |                        |            |              |  |
| Sec Floors:                        |                   | %      |                         | Total:                    | 30              | %       |  | Plumbing:   |            |     |      |                      |      |       |                        |            |              |  |
| Bsmnt Flr: 4 - Carpet              |                   |        |                         | <b>CALC SUMMARY</b>       |                 |         |  | Electric:   |            |     |      |                      |      |       |                        |            |              |  |
| Subfloor:                          |                   |        |                         | Basic \$ / SQ: 168.00     |                 |         |  | Heating:  |            |     |      |                      |      |       |                        |            |              |  |
| Bsmnt Gar:                         |                   |        |                         | Size Adj.: 1.12065542     |                 |         |  | General:  |            |     |      |                      |      |       |                        |            |              |  |
| Electric: 3 - Typical              |                   |        |                         | Const Adj.: 1.01807988    |                 |         |  | <b>COMPARABLE SALES</b>   |            |     |      | <b>SUB AREA</b>      |      |       |                        |            |              |  |
| Insulation: 2 - Typical            |                   |        |                         | Adj \$ / SQ: 191.674      |                 |         |  | Rate  | Parcel ID  | Typ | Date | Sale Price           |      |       | <b>SUB AREA DETAIL</b> |            |              |  |
| Int vs Ext: S                      |                   |        |                         | Other Features: 100000    |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Heat Fuel: 1 - Oil                 |                   |        |                         | Grade Factor: 0.81        |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Heat Type: 3 - Forced H/W          |                   |        |                         | NBHD Inf: 1.00000000      |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| # Heat Sys: 1                      |                   |        |                         | NBHD Mod:                 |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| % Heated: 100                      | % AC:             |        |                         | LUC Factor: 1.00          |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| Solar HW: NO                       | Central Vac: NO   |        |                         | Adj Total: 1373603        |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| % Com Wall                         | % Sprinkled: 0    |        |                         | Depreciation: 412081      |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
|                                    |                   |        |                         | Depreciated Total: 961522 |                 |         |  |   |            |     |      |                      |      |       |                        |            |              |  |
| <b>MOBILE HOME</b>                 |                   |        |                         | WtAv\$/SQ:                |                 | AvRate: |  | Ind.Val:  |            |     |      |                      |      |       |                        |            |              |  |
| Make:                              |                   |        |                         | Juris. Factor:            |                 |         |  | Before Depr:  | 155.26     |     |      |                      |      |       |                        |            |              |  |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                   |        |                         | Special Features: 0       |                 |         |  | Val/Su Net:   | 105.76     |     |      |                      |      |       |                        |            |              |  |
| Code                               | Description       | A      | Y/S                     | Qty                       | Size/Dim        | Qual    | Con                                    | Year  | Unit Price | D/S | Dep  | LUC                  | Fact | NB Fa | Appr Value             | JCod JFact | Juris. Value |  |
| 85                                 | Paving            | D      | Y                       | 1                         | 10000           | A       | AV                                     | 1992  | 2.00       | T   | 21.6 | 112                  |      |       | 15,700                 |            | 15,700       |  |
| 3                                  | Garage            | D      | Y                       | 1                         | 24X34           | A       | AV                                     | 1958  | 18.06      | T   | 40   | 112                  |      |       | 8,800                  |            | 8,800        |  |
| <b>PARCEL ID</b> 035.0-0002-0003.A |                   |        |                         | Final Total:              | 961500          |         |  | Val/Su SzAd:  | 159.14     |     |      |                      |      |       |                        |            |              |  |
| More: N                            | Total Yard Items: | 24,500 | Total Special Features: |                           | Total:          | 24,500  | Sample output to test PDF Combine only |   |            |     |      |                      |      |       |                        |            |              |  |







|   |                   |                 |     |                                    |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
|---|-------------------|-----------------|-----|------------------------------------|-------------------------|--------|-----|---------------------------------------|---------------------|-------|--------------|----------------------|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>   |                   |                 |     | <b>BATH FEATURES</b>               |                         |        |     | <b>COMMENTS</b>                       |                     |       |              | <b>SKETCH</b>        |      |       |            |            |              |
| Type: 83 - Apt- Garden  |                   |                 |     | Full Bath: 10                      | Rating: Average         |        |     | #6. 10 UNITS.                         |                     |       |              |                      |      |       |            |            |              |
| Sty Ht: 2 - 2 Story   |                   |                 |     | A Bath:                            | Rating:                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| (Liv) Units: 10   | Total: 62         |                 |     | 3/4 Bath:                          | Rating:                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Foundation: 1 - Concrete  |                   |                 |     | A 3QBth:                           | Rating:                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Frame: 1 - Wood   |                   |                 |     | 1/2 Bath:                          | Rating:                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Prime Wall: 7 - Brick   |                   |                 |     | A HBth:                            | Rating:                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Sec Wall:   |                   | %               |     | OthrFix:                           | Rating:                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Roof Struct: 2 - Hip  |                   |                 |     | <b>OTHER FEATURES</b>              |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Roof Cover: 1 - Asphalt Shgl  |                   |                 |     | Kits: 10                           | Rating: Average         |        |     | 1st Res Grid Desc: Line 1 # Units: 1  |                     |       |              |                      |      |       |            |            |              |
| Color: BRICK  |                   |                 |     | A Kits:                            | Rating:                 |        |     | Level FY LR DR D K FR RR BR FB HB L O |                     |       |              |                      |      |       |            |            |              |
| View / Desir:   |                   |                 |     | Fpl:                               | Rating:                 |        |     | Other                                 |                     |       |              |                      |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>  |                   |                 |     | WSFlue:                            | Rating:                 |        |     | Upper                                 |                     |       |              |                      |      |       |            |            |              |
| Grade: D+ - Fair (+)  |                   |                 |     | <b>CONDOS INFORMATION</b>          |                         |        |     | Lvl 2                                 |                     |       |              |                      |      |       |            |            |              |
| Year Blt: 1955  | Eff Yr Blt:       |                 |     | Location:                          |                         |        |     | Lvl 1                                 |                     |       |              |                      |      |       |            |            |              |
| Alt LUC:  |                   | Alt %:          |     | Total Units:                       |                         |        |     | Lower                                 |                     |       |              |                      |      |       |            |            |              |
| Jurisdct:   |                   | Fact:           | .   | Floor:                             |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Const Mod:  |                   |                 |     | % Own:                             |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Lump Sum Adj:   |                   |                 |     | Name:                              |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>   |                   |                 |     | <b>DEPRECIATION</b>                |                         |        |     | <b>REMODELING</b>                     |                     |       |              | <b>RES BREAKDOWN</b> |      |       |            |            |              |
| Avg Ht/FL: 10   |                   |                 |     | Phys Cond: AV - Average            | 30.                     | %      |     | No Unit                               | RMS                 | BRS   | FL           |                      |      |       |            |            |              |
| Prim Int Wall: 2 - Plaster  |                   |                 |     | Functional:                        |                         | %      |     | 10                                    | 3                   | 1     | M            |                      |      |       |            |            |              |
| Sec Int Wall:   |                   | %               |     | Economic:                          |                         | %      |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Partition: T - Typical  |                   |                 |     | Special:                           |                         | %      |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Prim Floors: 4 - Carpet   |                   |                 |     | Override:                          |                         | %      |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Sec Floors:   |                   | %               |     | Total:                             | 30                      | %      |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Bsmnt Flr: 4 - Carpet   |                   |                 |     | <b>CALC SUMMARY</b>                |                         |        |     | <b>COMPARABLE SALES</b>               |                     |       |              |                      |      |       |            |            |              |
| Subfloor:   |                   |                 |     | Basic \$ / SQ: 168.00              |                         |        |     | Rate                                  | Parcel ID           | Typ   | Date         | Sale Price           |      |       |            |            |              |
| Bsmnt Gar:  |                   |                 |     | Size Adj.: 1.12065542              |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Electric: 3 - Typical   |                   |                 |     | Const Adj.: 1.01807988             |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Insulation: 2 - Typical   |                   |                 |     | Adj \$ / SQ: 191.674               |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Int vs Ext: S   |                   |                 |     | Other Features: 100000             |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Heat Fuel: 1 - Oil  |                   |                 |     | Grade Factor: 0.81                 |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Heat Type: 3 - Forced H/W   |                   |                 |     | NBHD Inf: 1.00000000               |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| # Heat Sys: 1   |                   |                 |     | NBHD Mod:                          |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| % Heated: 100   |                   | % AC:           |     | LUC Factor: 1.00                   |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Solar HW: NO  |                   | Central Vac: NO |     | Adj Total: 1374328                 |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| % Com Wall  |                   | % Sprinkled: 0  |     | Depreciation: 412298               |                         |        |     |                                       | Juris. Factor:      |       | Before Depr: | 155.26               |      |       |            |            |              |
|   |                   |                 |     | Depreciated Total: 962030          |                         |        |     |                                       | Special Features: 0 |       | Val/Su Net:  | 105.59               |      |       |            |            |              |
|   |                   |                 |     |                                    |                         |        |     |                                       | Final Total: 962000 |       | Val/Su SzAd: | 159.22               |      |       |            |            |              |
| <b>MOBILE HOME</b>  |                   |                 |     | Make:                              |                         | Model: |     | Serial #:                             |                     | Year: |              | Color:               |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>   |                   |                 |     | <b>PARCEL ID</b> 035.0-0002-0003.A |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| Code  | Description       | A               | Y/S | Qty                                | Size/Dim                | Qual   | Con | Year                                  | Unit Price          | D/S   | Dep          | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N   | Total Yard Items: |                 |     |                                    | Total Special Features: |        |     |                                       |                     |       |              |                      |      |       |            |            |              |
| <p>Sample output to test PDF Combine only</p>  |                   |                 |     |                                    |                         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |

035.0

0002

0003.A

Map

Block

Lot

4 of 6

Apartment

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

962,000 / 9,613,300

USE VALUE:

962,000 / 9,613,300

ASSESSED:

962,000 / 9,613,300

**PROPERTY LOCATION**

| No    | Alt No | Direction/Street/City     |
|-------|--------|---------------------------|
| 19-27 |        | NORTH UNION ST, ARLINGTON |

| OWNERSHIP |                            | Unit #: |
|-----------|----------------------------|---------|
| Owner 1:  | JOHNSON ARTHUR W TR        |         |
| Owner 2:  | JOHNSON ARTHUR W REALTY TR |         |
| Owner 3:  |                            |         |

|           |                          |
|-----------|--------------------------|
| Street 1: | 1026 MASS AVENUE SUITE 1 |
| Street 2: |                          |

|           |           |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov:  | MA        |
| Postal:   | 02476     |

|         |  |          |   |
|---------|--|----------|---|
| Cntry:  |  | Own Occ: | N |
| Postal: |  | Type:    |   |

**PREVIOUS OWNER**

|           |  |
|-----------|--|
| Owner 1:  |  |
| Owner 2:  |  |
| Street 1: |  |
| Twn/City: |  |
| St/Prov:  |  |
| Postal:   |  |

|         |  |
|---------|--|
| Cntry:  |  |
| Postal: |  |

**NARRATIVE DESCRIPTION**

This parcel contains 63,680 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1955, having primarily Brick Exterior and 8308 Square Feet, with 10 Units, 10 Baths, 0 3/4 Bath, 0 HalfBath, 30 Rooms, and 10 Bdrrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R5   | APTS LOW    | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description  | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|--------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 112      | Apts. 8 Plus |          | 0           | 0 Acres            | Site      |           |           | 0          | 0.         | 0.00 | AA    |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 112      | 0.000     | 962,000        |            |            | 962,000     |                   | 24075     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 02/20/09  |

Total Card 0.000 962,000 962,000 Entered Lot Size

Total Parcel 1.462 5,837,800 24,500 3,751,000 9,613,300 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 115.80 /Parcel: 188.1 Land Unit Type:

Parcel ID 035.0-0002-0003.A Date 12/10/20 18:11:35

Notes 12/07/18 12:59:04 apro

Date 2020/02/20 12:59:04 ASR Map:

Date 2020/02/20 12:59:04 Fact Dist:

Date 2020/02/20 12:59:04 Reval Dist:

Date 2020/02/20 12:59:04 Year:

Date 2020/02/20 12:59:04 LandReason:

Date 2020/02/20 12:59:04 BldReason:

Date 2020/02/20 12:59:04 CivilDistrict:

Date 2020/02/20 12:59:04 Ratio:

Date 2020/02/20 12:59:04 Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

|                                 |             |                 |     |                                    |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
|---------------------------------|-------------|-----------------|-----|------------------------------------|-----------------|--------|-----|---------------------------------------|---------------------|-------|--------------|----------------------|------|-------|------------|------------|--------------|--|--|
| <b>EXTERIOR INFORMATION</b>     |             |                 |     | <b>BATH FEATURES</b>               |                 |        |     | <b>COMMENTS</b>                       |                     |       |              | <b>SKETCH</b>        |      |       |            |            |              |  |  |
| Type: 83 - Apt- Garden          |             |                 |     | Full Bath: 10                      | Rating: Average |        |     | #3. 10 UNITS.                         |                     |       |              |                      |      |       |            |            |              |  |  |
| Sty Ht: 2 - 2 Story             |             |                 |     | A Bath:                            | Rating:         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| (Liv) Units: 10                 | Total: 62   |                 |     | 3/4 Bath:                          | Rating:         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Foundation: 1 - Concrete        |             |                 |     | A 3QBth:                           | Rating:         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Frame: 1 - Wood                 |             |                 |     | 1/2 Bath:                          | Rating:         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Prime Wall: 7 - Brick           |             |                 |     | A HBth:                            | Rating:         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Sec Wall:                       |             | %               |     | OthrFix:                           | Rating:         |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Roof Struct: 2 - Hip            |             |                 |     | <b>OTHER FEATURES</b>              |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Roof Cover: 1 - Asphalt Shgl    |             |                 |     | Kits: 10                           | Rating: Average |        |     | 1st Res Grid Desc: Line 1 # Units: 1  |                     |       |              |                      |      |       |            |            |              |  |  |
| Color: BRICK                    |             |                 |     | A Kits:                            | Rating:         |        |     | Level FY LR DR D K FR RR BR FB HB L O |                     |       |              |                      |      |       |            |            |              |  |  |
| View / Desir:                   |             |                 |     | Fpl:                               | Rating:         |        |     | Other                                 |                     |       |              |                      |      |       |            |            |              |  |  |
| <b>GENERAL INFORMATION</b>      |             |                 |     | WSFlue:                            | Rating:         |        |     | Upper                                 |                     |       |              |                      |      |       |            |            |              |  |  |
| Grade: D+ - Fair (+)            |             |                 |     | <b>CONDOS INFORMATION</b>          |                 |        |     | Lvl 2                                 |                     |       |              |                      |      |       |            |            |              |  |  |
| Year Blt: 1955                  | Eff Yr Blt: |                 |     | Location:                          |                 |        |     | Lvl 1                                 |                     |       |              |                      |      |       |            |            |              |  |  |
| Alt LUC:                        |             | Alt %:          |     | Total Units:                       |                 |        |     | Lower                                 |                     |       |              |                      |      |       |            |            |              |  |  |
| Jurisdict:                      |             | Fact:           | .   | Floor:                             |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Const Mod:                      |             |                 |     | % Own:                             |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Lump Sum Adj:                   |             |                 |     | Name:                              |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| <b>INTERIOR INFORMATION</b>     |             |                 |     | <b>DEPRECIATION</b>                |                 |        |     | <b>REMODELING</b>                     |                     |       |              | <b>RES BREAKDOWN</b> |      |       |            |            |              |  |  |
| Avg Ht/FL: 10                   |             |                 |     | Phys Cond: AV - Average            | 30.             | %      |     | No Unit                               | RMS                 | BRS   | FL           |                      |      |       |            |            |              |  |  |
| Prim Int Wall: 2 - Plaster      |             |                 |     | Functional:                        |                 | %      |     | 10                                    | 3                   | 1     | M            |                      |      |       |            |            |              |  |  |
| Sec Int Wall:                   |             | %               |     | Economic:                          |                 | %      |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Partition: T - Typical          |             |                 |     | Special:                           |                 | %      |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Prim Floors: 4 - Carpet         |             |                 |     | Override:                          |                 | %      |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Sec Floors:                     |             | %               |     | Total:                             | 30              | %      |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Bsmnt Flr: 4 - Carpet           |             |                 |     | <b>CALC SUMMARY</b>                |                 |        |     | <b>COMPARABLE SALES</b>               |                     |       |              |                      |      |       |            |            |              |  |  |
| Subfloor:                       |             |                 |     | Basic \$ / SQ:                     | 168.00          |        |     | Rate                                  | Parcel ID           | Typ   | Date         | Sale Price           |      |       |            |            |              |  |  |
| Bsmnt Gar:                      |             |                 |     | Size Adj.: 1.12065542              |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Electric: 3 - Typical           |             |                 |     | Const Adj.: 1.01807988             |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Insulation: 2 - Typical         |             |                 |     | Adj \$ / SQ: 191.674               |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Int vs Ext: S                   |             |                 |     | Other Features: 100000             |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Heat Fuel: 1 - Oil              |             |                 |     | Grade Factor: 0.81                 |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Heat Type: 3 - Forced H/W       |             |                 |     | NBHD Inf: 1.00000000               |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| # Heat Sys: 1                   |             |                 |     | NBHD Mod:                          |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| % Heated: 100                   |             | % AC:           |     | LUC Factor: 1.00                   |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Solar HW: NO                    |             | Central Vac: NO |     | Adj Total: 1374328                 |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| % Com Wall                      |             | % Sprinkled: 0  |     | Depreciation: 412298               |                 |        |     |                                       | Juris. Factor:      |       | Before Depr: | 155.26               |      |       |            |            |              |  |  |
|                                 |             |                 |     | Depreciated Total: 962030          |                 |        |     |                                       | Special Features: 0 |       | Val/Su Net:  | 105.59               |      |       |            |            |              |  |  |
|                                 |             |                 |     |                                    |                 |        |     |                                       | Final Total: 962000 |       | Val/Su SzAd: | 159.22               |      |       |            |            |              |  |  |
| <b>MOBILE HOME</b>              |             |                 |     | Make:                              |                 | Model: |     | Serial #:                             |                     | Year: |              | Color:               |      |       |            |            |              |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |             |                 |     | <b>PARCEL ID</b> 035.0-0002-0003.A |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
| Code                            | Description | A               | Y/S | Qty                                | Size/Dim        | Qual   | Con | Year                                  | Unit Price          | D/S   | Dep          | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |  |  |
| More: N                         |             |                 |     |                                    |                 |        |     |                                       |                     |       |              |                      |      |       |            |            |              |  |  |
|                                 |             |                 |     | Total Yard Items:                  |                 |        |     | Total Special Features:               |                     |       |              | Total:               |      |       |            |            |              |  |  |

Sample output to test PDF Combine only

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|  |                   |                 |     |                           |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
|--|-------------------|-----------------|-----|---------------------------|-------------------------|---------|------------|---------------------------------------|------------|-----|-----|----------------------|-------|-------|------------|------------|--------------|------------------------------------|
| <b>EXTERIOR INFORMATION</b>            |                   |                 |     | <b>BATH FEATURES</b>      |                         |         |            | <b>COMMENTS</b>                       |            |     |     | <b>SKETCH</b>        |       |       |            |            |              |                                    |
| Type: 83 - Apt- Garden                 |                   |                 |     | Full Bath: 11             | Rating: Average         |         |            | #7.                                   |            |     |     |                      |       |       |            |            |              |                                    |
| Sty Ht: 2 - 2 Story                    |                   |                 |     | A Bath:                   | Rating:                 |         |            |                                       |            |     |     | 26                   | 4 5 - | OFF   | 26         |            |              |                                    |
| (Liv) Units: 11                        | Total: 62         |                 |     | 3/4 Bath:                 | Rating:                 |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Foundation: 1 - Concrete               |                   |                 |     | A 3QBth:                  | Rating:                 |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Frame: 1 - Wood                        |                   |                 |     | 1/2 Bath:                 | Rating:                 |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Prime Wall: 7 - Brick                  |                   |                 |     | A HBth:                   | Rating:                 |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Sec Wall:                              |                   | %               |     | OthrFix:                  | Rating:                 |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Roof Struct: 2 - Hip                   |                   |                 |     | <b>OTHER FEATURES</b>     |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Roof Cover: 1 - Asphalt Shgl           |                   |                 |     | Kits: 11                  | Rating: Average         |         |            | 1st Res Grid Desc: Line 1 # Units: 1  |            |     |     |                      |       |       |            |            |              |                                    |
| Color: BRICK                           |                   |                 |     | A Kits:                   | Rating:                 |         |            | Level FY LR DR D K FR RR BR FB HB L O |            |     |     |                      |       |       |            |            |              |                                    |
| View / Desir:                          |                   |                 |     | Fpl:                      | Rating:                 |         |            | Other                                 |            |     |     |                      |       |       |            |            |              |                                    |
| <b>GENERAL INFORMATION</b>             |                   |                 |     | WSFlue:                   | Rating:                 |         |            | Upper                                 |            |     |     |                      |       |       |            |            |              |                                    |
| Grade: D+ - Fair (+)                   |                   |                 |     | <b>CONDOS INFORMATION</b> |                         |         |            | Lvl 2                                 |            |     |     |                      |       |       |            |            |              |                                    |
| Year Blt: 1955                         | Eff Yr Blt:       |                 |     | Location:                 |                         |         |            | Lvl 1                                 |            |     |     |                      |       |       |            |            |              |                                    |
| Alt LUC:                               |                   | Alt %:          |     | Total Units:              |                         |         |            | Lower                                 |            |     |     |                      |       |       |            |            |              |                                    |
| Jurisdict:                             |                   | Fact:           | .   | Floor:                    |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Const Mod:                             |                   |                 |     | % Own:                    |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Lump Sum Adj:                          |                   |                 |     | Name:                     |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| <b>INTERIOR INFORMATION</b>            |                   |                 |     | <b>DEPRECIATION</b>       |                         |         |            | <b>REMODELING</b>                     |            |     |     | <b>RES BREAKDOWN</b> |       |       |            |            |              |                                    |
| Avg Ht/FL: 10                          |                   |                 |     | Phys Cond: AV - Average   | 30.                     | %       | Exterior:  | No Unit                               | RMS        | BRS | FL  |                      |       |       |            |            |              |                                    |
| Prim Int Wall: 2 - Plaster             |                   |                 |     | Functional:               |                         | %       | Interior:  | 11                                    | 3          | 1   | M   |                      |       |       |            |            |              |                                    |
| Sec Int Wall:                          |                   | %               |     | Economic:                 |                         | %       | Additions: |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Partition: T - Typical                 |                   |                 |     | Special:                  |                         | %       | Kitchen:   |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Prim Floors: 4 - Carpet                |                   |                 |     | Override:                 |                         | %       | Baths:     |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Sec Floors:                            |                   | %               |     | Total:                    | 30                      | %       | Plumbing:  |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Bsmnt Flr: 4 - Carpet                  |                   |                 |     | <b>CALC SUMMARY</b>       |                         |         |            | Electric:                             |            |     |     |                      |       |       |            |            |              |                                    |
| Subfloor:                              |                   |                 |     | Basic \$ / SQ: 168.00     |                         |         | Heating:   |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Bsmnt Gar:                             |                   |                 |     | Size Adj.: 1.12065542     |                         |         | General:   | 11                                    | 33         | 11  |     |                      |       |       |            |            |              |                                    |
| Electric: 3 - Typical                  |                   |                 |     | Const Adj.: 1.01807988    |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Insulation: 2 - Typical                |                   |                 |     | Adj \$ / SQ: 191.674      |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Int vs Ext: S                          |                   |                 |     | Other Features: 110000    |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Heat Fuel: 1 - Oil                     |                   |                 |     | Grade Factor: 0.81        |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Heat Type: 3 - Forced H/W              |                   |                 |     | NBHD Inf: 1.00000000      |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| # Heat Sys: 1                          |                   |                 |     | NBHD Mod:                 |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| % Heated: 100                          |                   | % AC:           |     | LUC Factor: 1.00          |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Solar HW: NO                           |                   | Central Vac: NO |     | Adj Total: 1410922        |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| % Com Wall                             |                   | % Sprinkled: 0  |     | Depreciation: 423276      |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
|  |                   |                 |     | Depreciated Total: 987645 |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| <b>MOBILE HOME</b>                     |                   |                 |     | WtAv\$/SQ:                | AvRate:                 | Ind.Val |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Make:                                  |                   | Model:          |     |                           |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| <b>SPEC FEATURES/YARD ITEMS</b>        |                   |                 |     | Serial #:                 |                         | Year:   |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| Code                                   | Description       | A               | Y/S | Qty                       | Size/Dim                | Qual    | Con        | Year                                  | Unit Price | D/S | Dep | LUC                  | Fact  | NB Fa | Appr Value | JCod JFact | Juris. Value | <b>PARCEL ID</b> 035.0-0002-0003.A |
| Sample output to test PDF Combine only |                   |                 |     |                           |                         |         |            |                                       |            |     |     |                      |       |       |            |            |              |                                    |
| More: N                                | Total Yard Items: |                 |     |                           | Total Special Features: |         |            |                                       | Total:     |     |     |                      |       |       |            |            |              |                                    |

Sketch area showing building footprint with labels FFL, LLV, and SFL. Total area is 25 x 25 = 625 sq ft.

| SUB AREA                                  |              | SUB AREA DETAIL |           |              |          |        |         |        |    |       |
|---|--------------|-----------------|-----------|--------------|----------|--------|---------|--------|----|-------|
| Code                                      | Description  | Area - SQ       | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| FFL                                       | First Floor  | 3,021           | 191.670   | 579,047      | LLV      | 100    | FLA     | 90     | A  |       |
| LLV                                       | Lower Level  | 3,021           | 156.120   | 471,634      |          |        |         |        |    |       |
| SFL                                       | Second Floor | 3,021           | 191.670   | 579,047      |          |        |         |        |    |       |
| OPP                                       | Open Porch   | 48              | 44.800    | 2,150        |          |        |         |        |    |       |
| Net Sketched Area: 9,111 Total: 1,631,878 |              |                 |           |              |          |        |         |        |    |       |
| Size Ad                                   | 6042         | Gross Are       | 9111      | FinArea      | 8761     |        |         |        |    |       |

**IMAGE**

Photograph of a three-story brick apartment building with multiple units and green shutters. A street sign for "Harris CR" is visible in the foreground.

**AssessPro Patriot Properties, Inc**



